

MARKET ACTION



A Publication of RMLS™, The Source for Real Estate Statistics in Your Community

RESIDENTIAL REVIEW: Metro Portland, Oregon

March 2007 Reporting Period

March Residential Highlights

Market Activity in the Portland Metro Area seems to have slowed down when comparing March 2007 with March 2006. New listings increased nearly 24% in the past month, while accepted and closed sales dropped by 9.7% and .8% respectively.

The 10,557 active residential listings at the end of March would last approximately 3.8 months at the month's rate of sales.

First Quarter/Year-to-Date

When comparing market activity through March 2007 to the same time in 2006, the first quarter appears to be off to a slow start.

The number of closed sales decreased 6.2%. Pending sales also dropped 4.8%. However, new listings have jumped 20.3%.

Appreciation

To calculate sale price appreciation, the average and median sale prices for the twelve months that ended with March 2007 are compared to the prices for the twelve months ending in March 2006.

Using those time periods, the average sale price appreciated 12.2% (\$327,800 v. \$292,100). Using the same date range to compare median sale price we see a 12.4% appreciation rate (\$275,500 v. \$245,000).

Condo Appreciation Rates

	Average Sale Price	Change from Prior Year
2007	\$251,300	4%
2006	\$242,800	15%
2005	\$210,600	21%
2004	\$173,600	2%
2003	\$169,900	N/A

TABLE OF CONTENTS

Portland Metro Area.....	1-3
Portland Metro/SW Washington..	4-5
SW Washington.....	6-7
Lane County, OR.....	8-9
Douglas County, OR.....	10-11
Coos County, OR.....	12
Curry County, OR.....	13
Mid-Columbia.....	14-15

Inventory in Months

(Active Listings / Closed Sales)

	2005	2006	2007
January	3.4	3.2	6.2
February	3.0	2.7	5.2
March	1.8	2.0	3.8
April	1.8	2.4	
May	1.6	2.3	
June	1.5	2.6	
July	1.7	3.5	
August	1.6	3.6	
September	1.9	4.5	
October	2.2	4.6	
November	2.2	5.1	
December	2.1	4.5	

Residential Market Highlights

Metro Portland, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	March	5,251	3,070	2,775	336,300	286,200	65
	Year-to-Date	13,697	8,204	6,359	328,500	280,000	65
2006	March	4,240	3,399	2,797	307,400	262,000	45
	Year-to-Date	11,383	8,620	6,781	304,600	258,600	45

AREA REPORT • 3/2007

Metro Portland & Adjacent Regions, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Appreciation³	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2007 v. 2006²	Closed Sales	Average Sale Price	Average Market Time¹	New Listings	Pending Sales	Pending Sales 2007 v. 2006²	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
141	North Portland	310	183	51	139	-9.2%	140	256,400	54	499	376	1.3%	310	258,000	241,500	13.9%	3	537,300	10	115,800	13	368,000	
142	Northeast Portland	727	489	152	341	0.0%	302	308,300	54	1,223	872	3.7%	705	304,400	266,900	11.5%	15	625,100	19	146,000	28	375,300	
143	Southeast Portland	1,152	643	248	402	-4.5%	388	293,500	51	1,788	1,104	-1.9%	869	278,000	245,000	14.7%	13	390,300	23	165,800	42	453,200	
144	Gresham/ Troutdale	859	358	86	203	-12.5%	189	284,900	75	988	532	-8.4%	415	279,300	253,800	14.6%	0	N/A	21	211,800	14	262,600	
145	Milwaukie/ Clackamas	971	396	145	194	-23.0%	186	340,000	64	1,090	536	-15.6%	413	350,200	310,000	15.5%	3	598,500	24	226,000	9	364,400	
146	Oregon City/ Canby	655	286	87	171	4.3%	110	312,100	77	727	378	-5.0%	272	315,500	294,600	12.2%	0	N/A	30	190,100	7	381,400	
147	Lake Oswego/West Linn	704	348	138	141	-10.8%	138	523,900	72	839	409	-4.0%	313	518,900	445,000	13.1%	1	310,000	19	384,600	0	N/A	
148	West Portland	1,317	605	240	322	0.6%	272	468,400	72	1,470	832	-7.2%	653	431,100	368,700	8.2%	5	305,900	18	266,800	12	625,600	
149	Northwest Washington County	457	259	126	117	-15.8%	109	435,200	65	647	356	3.8%	260	380,400	350,000	8.4%	1	300,000	14	278,500	4	340,000	
150	Beaverton/Aloha	826	491	162	299	-21.5%	284	295,100	62	1,291	825	-9.7%	638	288,200	261,200	9.7%	4	288,000	12	293,200	11	445,700	
151	Tigard/Wilsonville	918	439	144	237	-18.6%	222	376,900	78	1,094	648	-12.8%	527	378,200	336,000	6.2%	2	380,000	16	1,257,100	3	307,700	
152	Hillsboro/ Forest Grove	641	333	102	232	-15.0%	210	301,800	58	945	650	7.1%	497	298,600	268,000	14.5%	9	234,400	14	220,400	12	322,400	
153	Mt. Hood: Govt. Camp/Wemme	64	25	6	11	-45.0%	11	378,600	70	54	36	-33.3%	31	315,600	282,700	11.6%	0	N/A	3	146,800	0	N/A	
155	Columbia County	375	164	41	105	4.0%	78	268,900	83	433	243	-1.6%	164	256,700	245,000	14.7%	5	314,900	21	130,100	1	187,900	
156	Yamhill County	581	232	49	156	2.0%	136	262,200	78	609	407	-7.1%	292	274,200	246,400	17.7%	6	249,000	24	268,900	9	254,000	

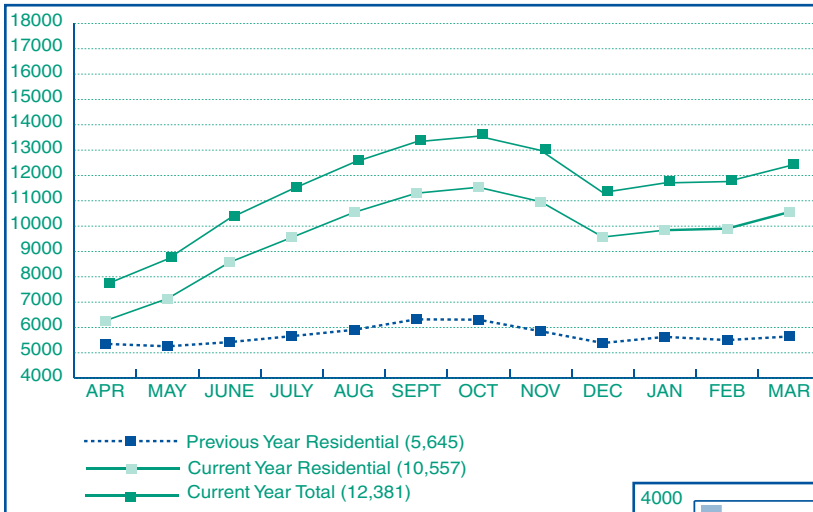
180-200	Marion/ Polk Counties	742	233	91	133	3.9%	85	256,000	84	646	358	9.5%	280	246,500	223,200	15.6%	8	327,700	41	157,500	9	313,900
	North Coastal Counties	639	184	57	68	19.3%	54	361,500	124	502	162	0.6%	126	388,300	329,000	16.2%	6	302,900	46	213,500	7	609,200

¹ Due to possible reporting inconsistencies, Average Market Time should be used to analyze trends only.

² Percent change in number of pending sales this year compared to last year. The Current Month section compares March 2007 with March 2006. The Year-To-Date section compares year-to-date statistics from March 2007 with year-to-date statistics from March 2006.

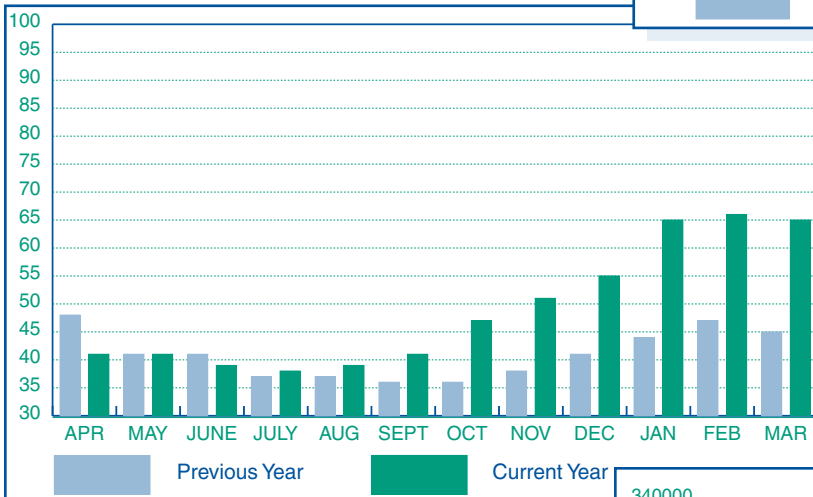
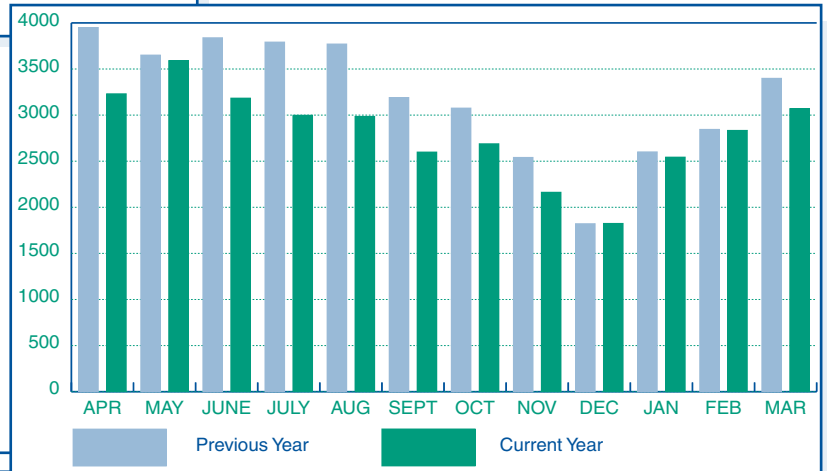
³ Appreciation percents based on a comparison of average price for the last 12 months (4/1/06-3/31/07) with 12 months before (4/1/05-3/31/06).

Market Action



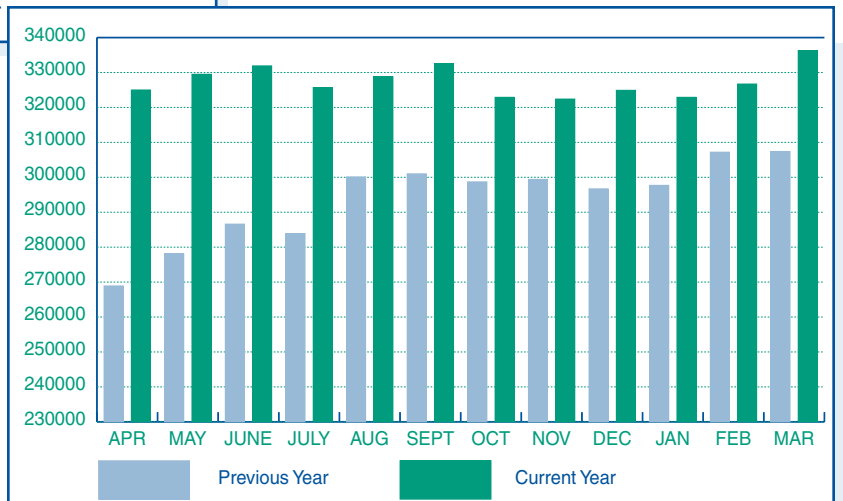
PENDING SALES Metro Portland, Oregon

This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past two years.



DAYS ON MARKET Metro Portland, Oregon

This graph shows average days on market for sales in the Portland, Oregon metropolitan area. (See footnote on page 1.)



AVERAGE SALE PRICE Metro Portland, Oregon

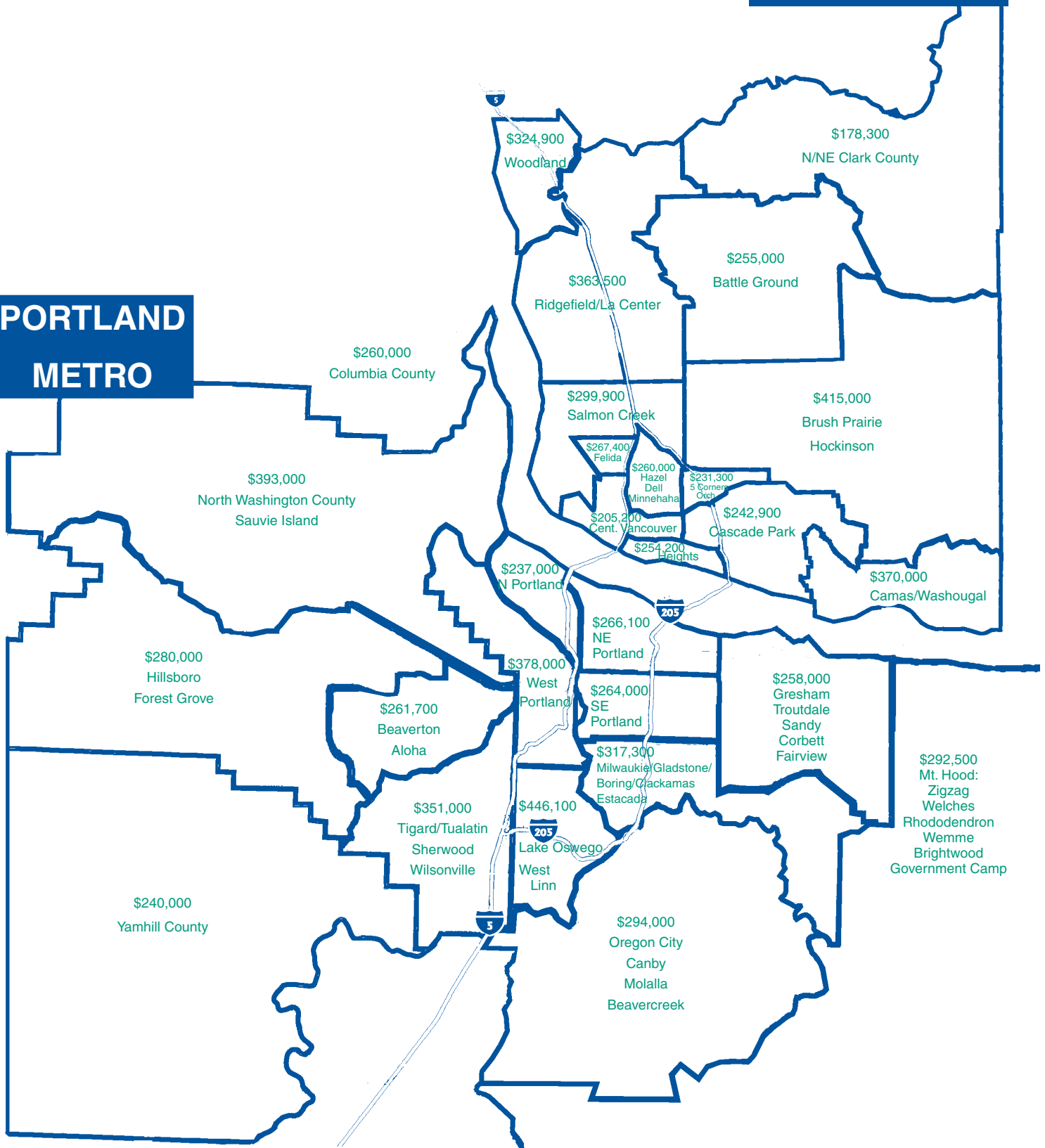
This graph represents the average sale price for all homes sold in the Portland, Oregon metropolitan area.

MEDIAN SALE PRICE

March 2007

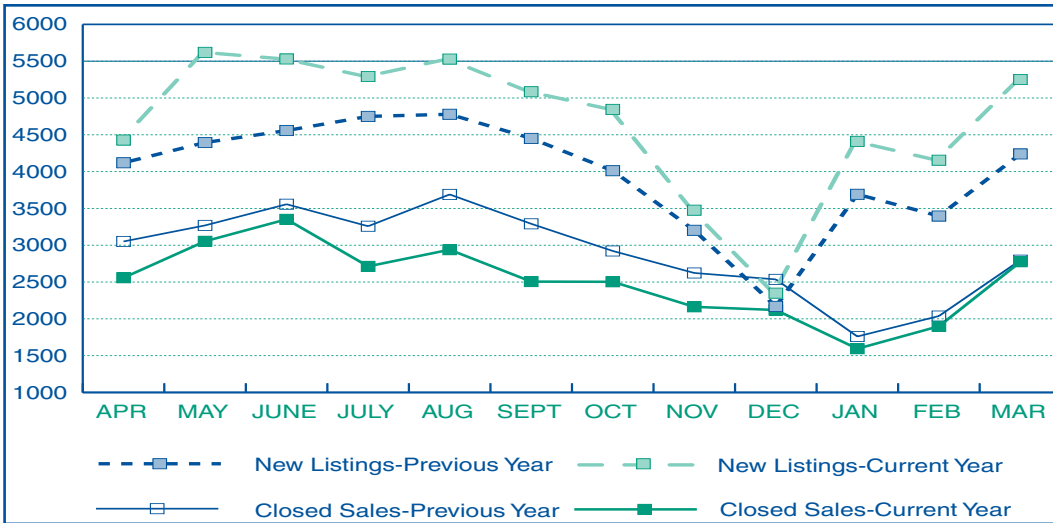
SW
WASHINGTON

PORTLAND
METRO



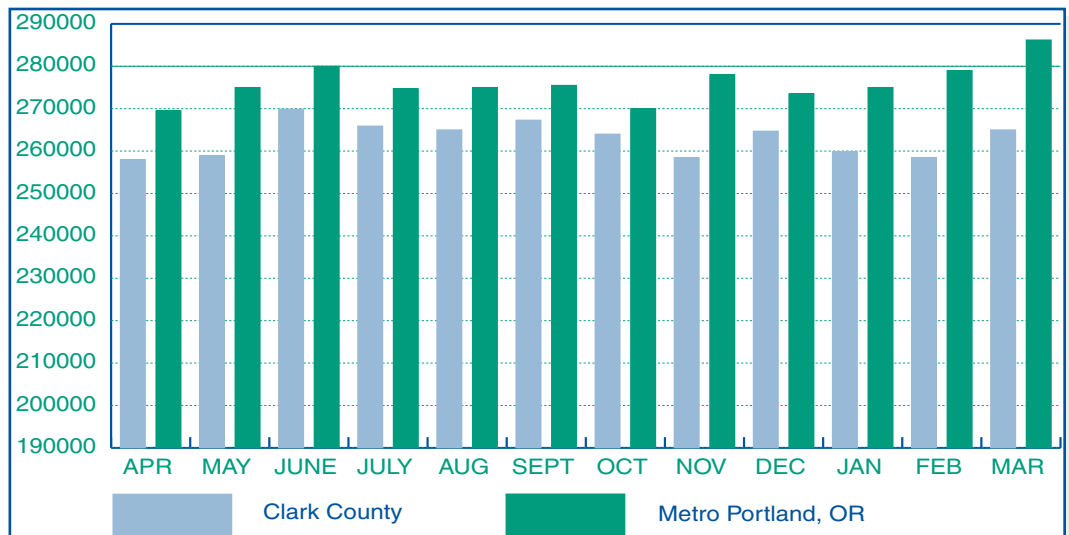
PORTLAND, OR NEW LISTINGS & CLOSED SALES

This graph shows the new residential listings and closed sales over the past 24 months in the greater Portland, Oregon metropolitan area.



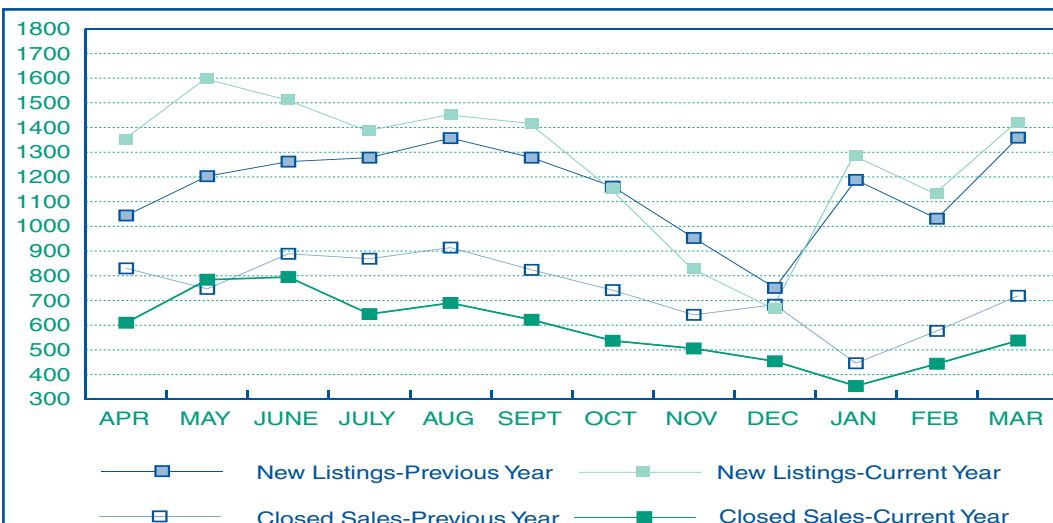
PORTLAND, OR & CLARK COUNTY, WA MEDIAN SALE PRICE

This graph shows the median sale price over the past 12 months in the greater Portland, Oregon metropolitan area and Clark County.



CLARK COUNTY, WA NEW LISTINGS & CLOSED SALES

This graph shows the new residential listings and closed sales over the past 24 months in Clark County.





SW Washington



RESIDENTIAL REVIEW: Clark County Washington

March 2007 Reporting Period

Residential Market Highlights

Clark County		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	March	1,419	690	538	304,700	265,000	88
	Year-to-Date	3,733	1,803	1,369	304,900	260,900	88
2006	March	1,359	762	667	297,300	255,000	56
	Year-to-Date	3,388	2,024	1,666	294,600	255,000	55

At the request of our REALTORS® the information on page 6 now refers to Clark County only. Until September 2006, we compiled Clark & Cowlitz County statistics together. At that time, we added Pacific County and also began reporting on each county's statistics individually. As a result, we have rerun some of the reports for Clark County individually to get comparable data. Because information is subject to change in our database, this may result in some reporting inconsistencies.

March Residential Highlights

When comparing March 2007 to March 2006 for Clark County, the number of accepted and closed offers has decreased 9.5% and 19.3% respectively. Further, the number of new listings increased 4.4%. (See table above.) For Cowlitz and Pacific county information, please see page 7.

First Quarter/Year-to-Date

When comparing market activity for January-March 2007 to the same time period in 2006, new listings were up 10.2%. Meanwhile, closed sales decreased 17.8%.

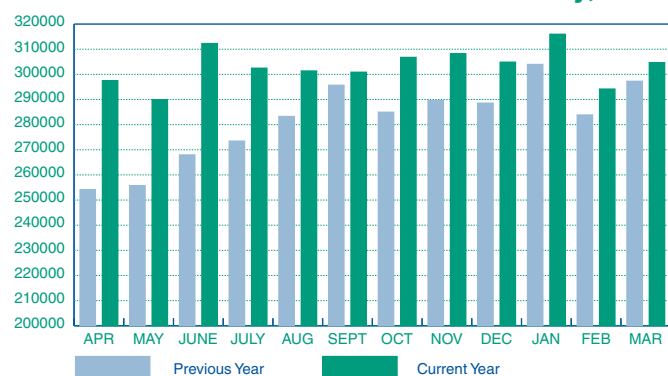
Appreciation

Comparing the 12 months ending with March 2007 to the 12 immediately prior, the average sale price rose 8.1% (\$302,900 v. \$280,100). Using the same formula we can see that the median sale price increased 7.8% (\$262,000 v. \$243,000).

Clark Co. Inventory in Months

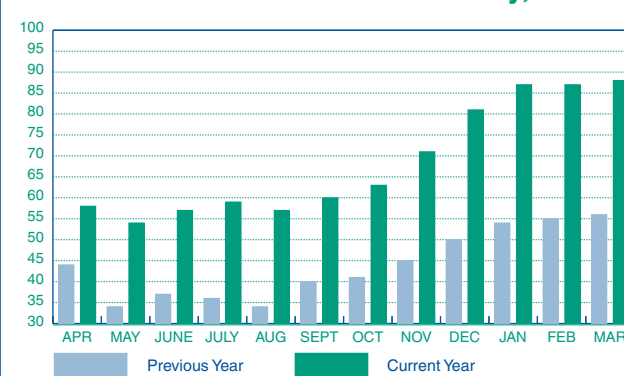
(Active Listings / Closed Sales)	2005	2006	2007
January	3.2	5.3	9.7
February	2.7	4.5	7.8
March	1.8	3.8	7.0
April	1.8	4.8	
May	2.0	4.2	
June	1.7	4.7	
July	2.0	6.1	
August	2.1	5.9	
September	2.6	6.4	
October	3.0	7.2	
November	3.7	7.0	
December	3.2	7.0	

AVERAGE SALE PRICE - Clark County, WA



This graph represents the average sale price for all homes sold in Southwest Washington.

DAYS ON MARKET - Clark County, WA



This graph shows average days on market for Southwest Washington properties from listing to accepted offer.

Market Action

AREA REPORT • 3/2007 • SW Washington

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY			
		Current Month									Year-To-Date						Appreciation ³		Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2007 v. 2006 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2007 v. 2006 ²	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales			Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
11	Downtown Vancouver	99	28	7	28	40.0%	15	218,400	68	96	60	5.3%	42	255,200	239,400	16.3%	1	240,000	1	92,200	3	262,300		
12	NW Heights	109	34	19	18	-51.4%	22	187,500	74	101	62	-29.5%	47	183,900	180,500	9.4%	2	365,500	0	N/A	3	252,100		
13	SW Heights	51	24	2	6	-45.5%	8	436,000	132	52	28	-3.4%	26	342,800	285,000	16.1%	1	190,000	0	N/A	1	239,900		
14	Lincoln/Hazel Dell	45	24	8	16	77.8%	11	287,100	84	60	46	39.4%	35	253,500	224,900	13.0%	0	N/A	1	465,500	1	253,000		
15	E Hazel Dell	168	77	17	54	8.0%	20	219,500	89	186	103	-10.4%	55	225,500	225,000	7.2%	0	N/A	18	112,800	1	497,000		
20	NE Heights	56	31	14	30	20.0%	32	233,400	84	86	82	34.4%	56	235,600	227,500	12.3%	0	N/A	6	92,300	2	683,000		
21	Orchards	168	84	33	37	-19.6%	33	239,200	67	214	104	-13.3%	84	234,900	226,000	6.4%	0	N/A	5	232,700	0	N/A		
22	Evergreen	335	143	45	64	-9.9%	48	241,700	71	399	156	-21.6%	112	261,200	231,500	12.6%	1	100,000	4	525,000	2	304,000		
23	E Heights	68	33	12	16	-11.1%	16	251,100	55	78	35	-22.2%	33	335,800	230,000	17.0%	0	N/A	1	140,000	0	N/A		
24	Cascade Park	75	35	14	19	-20.8%	13	270,500	74	104	53	-18.5%	43	282,800	244,900	-6.6%	1	37,500	0	N/A	4	566,400		
25	Five Corners	103	46	15	28	-37.8%	17	266,500	89	132	79	-26.2%	58	250,000	231,300	11.4%	0	N/A	0	N/A	1	180,000		
26	E Orchards	108	37	17	24	-11.1%	23	335,200	82	123	70	-1.4%	50	294,800	287,500	0.5%	0	N/A	3	130,000	0	N/A		
27	Fisher's Landing	130	67	13	36	2.9%	22	291,800	53	169	82	-11.8%	62	310,200	302,000	5.8%	0	N/A	3	333,300	2	298,000		
31	SE County	27	5	5	5	-50.0%	0	N/A	N/A	14	7	-58.8%	7	460,700	459,900	-8.0%	0	N/A	3	280,700	0	N/A		
32	Camas City	348	115	34	46	-30.3%	38	450,100	114	295	119	-20.7%	97	436,300	379,000	7.1%	0	N/A	7	1,067,300	3	271,100		
33	Washougal	338	108	34	45	21.6%	24	398,300	163	262	99	-15.4%	78	361,100	295,000	10.2%	2	154,700	30	133,000	2	350,000		
41	N Hazel Dell	123	48	6	35	25.0%	20	272,600	119	120	82	22.4%	56	283,800	254,000	3.7%	0	N/A	2	278,800	0	N/A		
42	S Salmon Creek	164	80	31	33	73.7%	31	293,500	88	188	88	44.3%	67	285,400	286,200	10.1%	1	205,000	1	85,000	2	396,500		
43	N Felida	157	59	18	27	-3.6%	25	299,300	73	155	82	0.0%	67	324,600	297,000	6.3%	0	N/A	6	261,600	0	N/A		
44	N Salmon Creek	194	55	28	20	11.1%	26	357,400	64	163	69	16.9%	63	357,100	335,000	-1.9%	0	N/A	3	131,200	0	N/A		
50	Ridgefield	141	29	7	11	120.0%	14	342,900	145	115	45	125.0%	33	339,900	340,000	4.7%	0	N/A	8	124,000	0	N/A		
51	W of I-5 County	35	4	2	3	-62.5%	0	N/A	N/A	19	5	-61.5%	0	N/A	N/A	16.9%	0	N/A	1	345,000	0	N/A		
52	NW E of I-5 County	55	16	8	4	-66.7%	10	457,900	69	42	20	-20.0%	16	564,900	465,000	6.6%	0	N/A	3	230,500	0	N/A		
61	Battleground	223	92	27	38	-20.8%	30	258,800	90	222	107	-23.6%	87	276,300	249,900	9.5%	1	550,000	4	433,800	0	N/A		
62	Brush Prairie	219	79	25	24	-20.0%	25	474,800	77	185	64	-27.3%	54	399,400	378,500	16.4%	1	515,000	5	268,000	1	515,000		
63	East County	3	2	1	1	N/A	0	N/A	0	4	2	100.0%	1	161,000	161,000	22.4%	0	N/A	0	N/A	0	N/A		
64	Central County	12	3	4	3	200.0%	4	440,700	124	17	9	200.0%	7	408,700	435,000	12.1%	0	N/A	0	N/A	0	N/A		
65	Mid-Central County	29	6	0	5	66.7%	1	449,500	108	22	9	-25.0%	6	402,700	416,100	12.1%	0	N/A	3	350,000	0	N/A		
66	Yacolt	53	22	7	5	-44.4%	3	310,800	171	40	11	-42.1%	8	346,800	259,000	25.7%	0	N/A	3	197,300	0	N/A		
70	La Center	85	18	5	7	-46.2%	4	384,100	156	40	18	-64.7%	10	356,600	370,800	7.0%	0	N/A	0	N/A	0	N/A		
71	N Central	29	15	4	2	-66.7%	1	100,000	102	26	3	-62.5%	5	385,200	337,000	2.6%	0	N/A	3	173,000	0	N/A		
72	NE Corner	11	0	2	0	-100.0%	2	271,400	173	4	4	-50.0%	4	342,000	352,300	7.9%	0	N/A	2	208,300	0	N/A		
	Clark County Total	3,761	1,419	464	690	-9.4%	538	304,700	88	3,733	1,803	-10.9%	1,369	304,900	260,900	8.1%	11	261,600	126	242,300	28	370,400		
80	Woodland City	83	13	4	5	-28.6%	4	363,800	174	68	10	-52.4%	9	319,800	324,900	37.3%	1	312,000	0	N/A	0	N/A		
81	Woodland Area	56	11	6	5	-50.0%	1	296,000	19	44	7	-50.0%	7	369,400	399,800	17.3%	1	420,000	8	186,300	0	N/A		
82	Cowlitz County	201	70	32	30	-21.1%	28	219,900	102	195	81	-20.6%	54	222,200	196,700	18.4%	3	226,300	14	96,600	7	290,500		
	Cowlitz County Total	340	94	42	40	-27.3%	33	239,700	108	307	98	-28.5%	70	249,500	220,000	21.1%	5	282,200	22	129,200	7	290,500		
87	Pacific County	198	43	12	24	N/A	21	214,400	150	92	48	N/A	45	199,700	182,000	23.1%	2	282,500	17	84,500	0	N/A		



Lane County



RESIDENTIAL REVIEW: Greater Lane County, Oregon

March 2007 Reporting Period

Residential Market Highlights

Greater Lane County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	March	686	411	347	273,000	237,000	78
	Year-to-Date	1,796	1,115	923	258,000	229,900	76
2006	March	599	471	409	242,900	212,000	53
	Year-to-Date	1,564	1,203	965	241,100	210,000	56

March Residential Highlights

Comparing March 2007 to March 2006 new listings increased 14.5%. However, closed sales dipped 15.2% and pending sales decreased 12.7%. The 1,577 active residential listings at month's end would last approximately 4.5 months given the month's rate of sales.

Year-to-Date

Comparing market activity for January-March 2007 to the same time period in 2006, closed sales decreased 4.4%. However, new listings were up 14.8%. Meanwhile, pending sales decreased 7.3%.

Appreciation

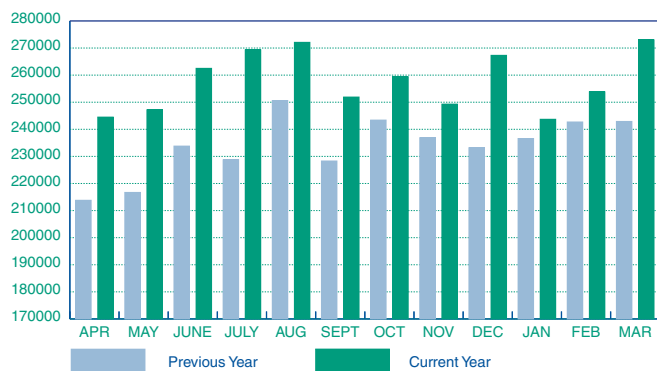
Comparing the 12 months ending with March 2007 to the 12 months immediately prior, the average sale price climbed 11% (\$258,500 v. \$232,900). Using the same formula we can see that the median sale price increased 14.2% (\$228,300 v. \$200,000).

Inventory in Months (Active Listings / Closed Sales)

	2005	2006	2007
January	3.4	3.8	5.6
February	2.8	3.3	4.9*
March	1.8	2.4	4.5
April	1.8	2.7	
May	1.7	2.8	
June	1.8	3.1	
July	2.1	3.8	
August	1.8	3.2	
September	2.3	4.5	
October	2.3	4.5	
November	2.5	5.6	
December	2.7	4.9	

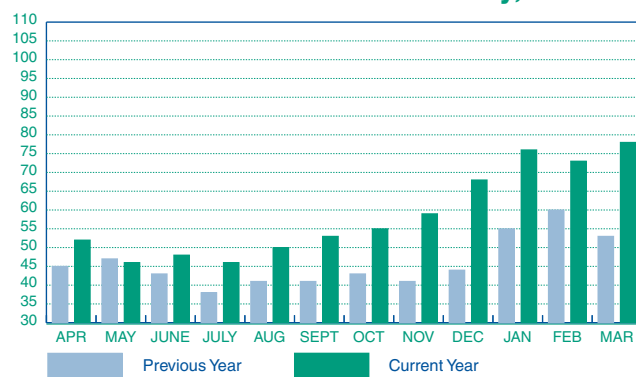
*August 2005–February 2007 revised due to a recording error.

AVERAGE SALE PRICE - Lane County, OR



This graph represents the average sale price for all homes sold in Greater Lane County, Oregon.

DAYS ON MARKET - Lane County, OR



This graph shows average days on market for Greater Lane County, Oregon properties from listing to accepted offer.

Market Action

AREA REPORT • 3/2007

Lane County, Oregon

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date						Appreciation ³	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2007 v. 2006 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2007 v. 2006 ²	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
225	Florence Coast Village	15	1	2	0	N/A	0	N/A	0	5	1	N/A	1	75,000	75,000	N/A	0	N/A	2	51,000	0	N/A
226	Florence Green Trees	33	2	2	1	N/A	4	130,800	169	17	6	N/A	7	129,900	135,000	N/A	0	N/A	2	63,300	0	N/A
227	Florence Florentine	26	4	1	0	N/A	0	N/A	0	12	3	N/A	4	238,500	219,500	N/A	0	N/A	0	N/A	0	N/A
228	Florence Town	142	29	9	10	N/A	16	261,100	93	85	36	N/A	35	269,200	232,600	N/A	3	211,500	5	152,600	0	N/A
229	Florence Beach	50	11	1	11	N/A	6	317,400	149	26	19	N/A	12	262,700	200,000	N/A	0	N/A	2	130,300	0	N/A
230	Florence North	43	10	2	2	N/A	1	167,000	282	25	6	N/A	4	287,500	172,500	N/A	1	30,000	3	221,200	0	N/A
231	Florence South/ Dunes City	40	4	4	3	N/A	1	220,000	3	18	7	N/A	4	522,500	525,000	N/A	0	N/A	1	165,000	0	N/A
238	Florence East/ Mapleton	26	6	1	1	N/A	2	182,500	186	12	3	N/A	3	238,300	200,000	N/A	0	N/A	0	N/A	0	N/A
	Florence Total	375	67	22	28	N/A	30	245,200	124	200	81	N/A	70	263,790	213,750	N/A	4	161,000	15	138,700	0	N/A

232 Hayden Bridge	47	17	7	12	-33.3%	10	231,200	57	46	32	-13.5%	28	209,400	204,800	10.4%	0	N/A	1	85,000	1	399,000
233 McKenzie Valley	52	14	5	8	0.0%	4	553,200	126	40	15	-25.0%	15	461,000	400,000	9.7%	0	N/A	2	738,500	0	N/A
234 Pleasant Hill/Oak	78	20	7	12	-36.8%	11	243,800	73	73	35	-22.2%	27	227,600	180,000	36.2%	0	N/A	13	101,600	3	142,200
235 Cottage Grove/ Creswell/Dorena	187	83	19	37	-21.3%	26	187,300	83	197	82	-28.1%	66	210,200	205,800	7.3%	0	N/A	8	128,500	0	N/A
236 Veneta/Elmira	85	37	12	16	-46.7%	21	247,900	90	91	57	-26.0%	54	246,200	225,000	10.7%	0	N/A	2	149,100	0	N/A
237 Junction City	64	34	11	23	43.8%	17	344,300	80	81	52	18.2%	35	308,600	250,000	17.2%	1	200,100	3	206,300	0	N/A
239 Thurston	125	42	14	25	-41.9%	22	219,000	64	143	72	-29.4%	57	212,500	211,500	12.6%	0	N/A	3	138,300	1	230,000
240 Coburg I-5	26	11	3	10	100.0%	1	216,000	7	31	15	-11.8%	8	184,900	203,500	-2.8%	2	272,500	1	62,000	1	280,000
241 N Gilham	62	23	5	20	5.3%	19	352,100	105	58	46	4.5%	37	347,100	334,900	5.3%	0	N/A	3	116,700	1	285,000
242 Ferry Street Bridge	122	46	12	39	69.6%	30	341,400	93	125	97	31.1%	66	311,400	288,500	8.2%	0	N/A	2	156,800	1	355,000
243 E Eugene	90	51	12	20	-31.0%	16	334,200	52	107	63	-18.2%	49	317,800	294,000	4.0%	0	N/A	1	170,000	1	295,300
244 SW Eugene	141	73	27	40	-11.1%	39	347,700	80	177	121	-0.8%	99	321,500	264,900	12.5%	0	N/A	9	219,700	2	312,000
245 W Eugene	69	23	8	15	-6.3%	17	232,900	36	53	51	45.7%	68	216,500	203,000	24.6%	1	395,000	0	N/A	3	208,700
246 Danebo	152	73	12	46	2.2%	42	228,400	90	197	135	16.4%	112	230,300	226,800	14.4%	1	850,000	0	N/A	3	267,500
247 River Road	42	25	6	16	-11.1%	12	201,700	76	61	38	-17.4%	30	217,300	208,800	9.3%	0	N/A	2	76,800	2	283,500
248 Santa Clara	123	49	15	37	19.4%	38	287,400	68	148	105	14.1%	89	283,600	266,700	13.0%	1	17,400	1	68,000	2	225,000
249 Springfield	98	58	12	31	-36.7%	22	173,500	72	152	90	-28.6%	79	170,500	166,800	9.5%	3	281,300	2	113,500	5	191,800
250 Mohawk Valley	14	7	2	4	-50.0%	0	N/A	N/A	16	9	-10.0%	4	275,000	262,500	-5.2%	0	N/A	4	247,300	0	N/A



Douglas County



RESIDENTIAL REVIEW: Douglas County, Oregon

March 2007 Reporting Period

Residential Market Highlights

Douglas County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	March	260	124	105	202,300	163,300	114
	Year-to-Date	688	326	272	216,000	184,500	109
2006	March	286	145	117	207,700	178,000	70
	Year-to-Date	709	375	323	199,600	175,000	79

March Residential Highlights

The number of new listings in Douglas County decreased 9.1% when comparing March 2007 to March 2006. The number of closed sales also dropped 10.3% and pending sales decreased 14.5%. (See the table above.)

First Quarter/Year-to-Date

Comparing market activity for January-March 2007 to the same quarter in 2006, new listings decreased 3%, while closed sales dropped 15.8% and pending sales decreased 13.1%.

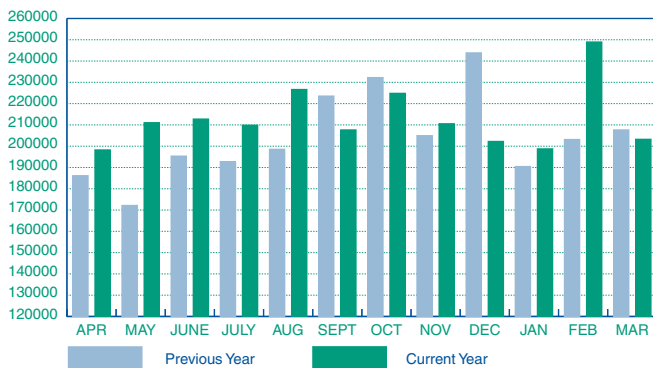
Appreciation

Comparing the 12 months ending with March 2007 to the 12 immediately prior, the average sale price climbed 4.6% (\$212,200 v. \$202,900). Using the same formula we can see that the median sale price increased 5.9% (\$180,000 v. \$169,900).

Inventory in Months (Active Listings / Closed Sales)

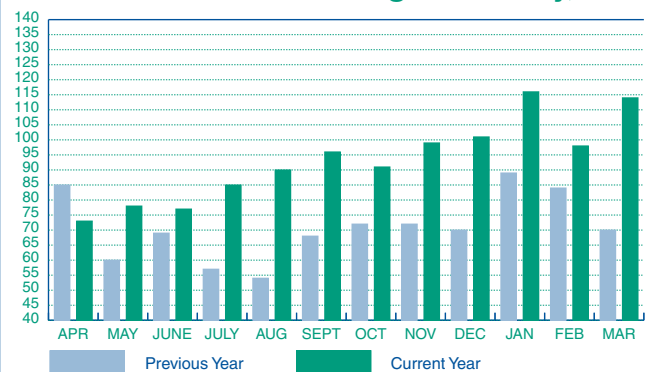
	2005	2006	2007
January	3.4	6.5	12
February	4.8	6.2	11.6
March	3.3	6.3	9.6
April	3.1	6.9	
May	3.0	6.0	
June	2.9	8.5	
July	3.0	7.8	
August	3.5	8.5	
September	3.5	8.7	
October	4.6	8.7	
November	4.7	11.1	
December	5.5	11.9	

AVG. SALE PRICE - Douglas County, OR



This graph represents the average sale price for all homes sold in Douglas County, Oregon.

DAYS ON MARKET - Douglas County, OR



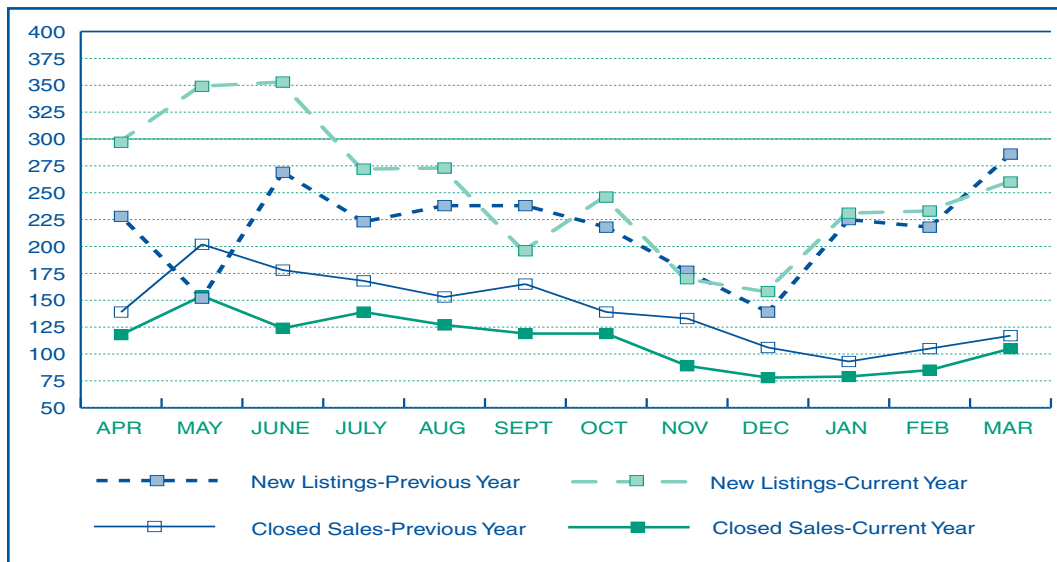
This graph shows average days on market for Douglas County, Oregon properties from listing to accepted offer.

Market Action

AREA REPORT • 3/2007

Douglas County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Appreciation ³	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2007 v. 2006 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2007 v. 2006 ²	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
251	NE Roseburg	113	33	17	16	-15.8%	15	195,700	137	87	48	-4.0%	42	230,300	199,900	9.0%	3	167,000	8	120,900	1	295,000	
252	NW Roseburg	87	27	8	10	-23.1%	8	442,500	71	59	26	-18.8%	20	361,200	330,000	12.2%	1	725,000	3	93,000	0	N/A	
253	SE Roseburg	61	19	4	11	-15.4%	7	143,400	122	43	23	-17.9%	13	166,700	149,900	7.5%	2	287,500	2	81,000	1	268,000	
254	SW Roseburg	69	24	7	11	-8.3%	5	298,300	172	53	23	-34.3%	17	278,700	284,900	-2.8%	1	57,000	1	65,000	0	N/A	
255	Glide & E of Roseburg	44	9	5	2	-66.7%	2	282,000	108	24	7	-56.3%	7	265,900	260,000	0.8%	0	N/A	0	N/A	0	N/A	
256	Sutherlin/ Oakland Area	103	20	10	22	37.5%	18	179,300	102	83	53	12.8%	44	219,700	203,500	8.9%	1	140,000	9	254,700	0	N/A	
257	Winston & SW of Roseburg	118	22	14	12	9.1%	11	157,700	84	78	39	0.0%	33	200,400	167,500	7.4%	0	N/A	3	124,800	1	170,000	
258	Myrtle Creek & S/SE of Roseburg	157	34	15	15	-48.3%	12	146,300	86	92	38	-43.3%	37	173,000	154,900	8.8%	1	980,000	8	234,700	1	1,175,000	
259	Green District	81	25	12	13	30.0%	9	179,400	113	66	35	2.9%	29	179,400	178,000	7.3%	1	315,000	5	74,000	0	N/A	
265	North Douglas County	180	47	17	12	-25.0%	18	187,800	143	103	34	25.9%	30	173,500	150,000	-2.6%	3	337,500	3	185,800	2	515,000	



DOUGLAS COUNTY NEW LISTINGS & CLOSED SALES

This graph shows the new residential listings and closed sales in Douglas County, Oregon



Coos County



RESIDENTIAL REVIEW: Coos County, Oregon

March 2007 Reporting Period

Residential Market Highlights

Coos County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	March	171	78	68	217,400	181,400	114
	Year-to-Date	458	184	153	221,700	185,000	116
2006	March	141	80	60	198,400	164,500	101
	Year-to-Date	371	196	174	200,800	160,000	80

March Residential Highlights

Comparing March 2007 to March 2006, closed sales rose 13.3%. New listings also increased 21.3%. However, pending sales decreased 2.5%. Inventory is at 10.1 months with 686 active listings at month's end.

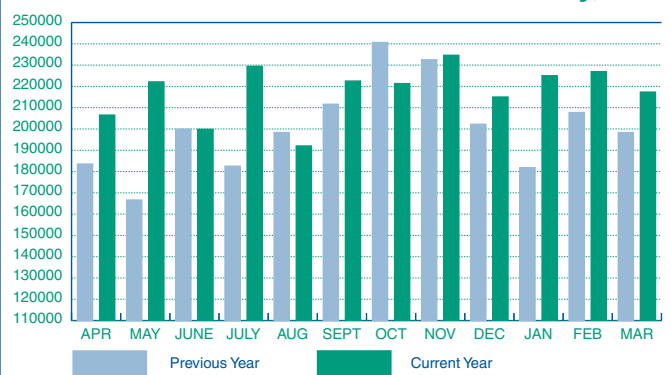
First Quarter/Year-to-Date

Comparing January-March 2007 to that of 2006, new listings increased 23.5%. However, closed and pending sales fell 12.1% and 6.1% respectively.

Appreciation

The average sale price for the 12 months ending in March 2007 climbed 6.1% (\$215,400 v. \$203,100) compared to the previous 12 months. Median sale price also increased 5.9% (\$180,000 v. \$170,000).

AVERAGE SALE PRICE - Coos County, OR



This graph represents the average sale price for all homes sold in Coos County, Oregon.

AREA REPORT • 3/2007 • Coos County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date							Appreciation ³	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2007 v. 2006 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2007 v. 2006 ²	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97407	Allegany	0	0	0	0	N/A	0	N/A	N/A	0	0	N/A	0	N/A	N/A	N/A	0	N/A	0	N/A	0	N/A
97411	Bandon	137	20	11	9	N/A	5	306,500	119	69	19	N/A	18	293,000	284,500	-3.1%	1	197,500	10	161,800	0	N/A
97414	Broadbent	1	0	0	0	N/A	0	N/A	N/A	0	0	N/A	0	N/A	N/A	-64.8%	0	N/A	0	N/A	0	N/A
97420	Coos Bay	252	67	22	37	N/A	37	213,600	115	170	82	N/A	66	200,300	178,500	1.2%	6	277,917	6	64,000	1	192,000
97423	Coquille	65	21	6	10	N/A	9	175,200	106	63	27	N/A	21	209,086	173,200	11.2%	1	275,000	2	90,000	0	N/A
97449	Lakeside	53	6	1	3	N/A	2	232,500	93	23	7	N/A	8	250,100	211,500	0.1%	1	550,000	4	122,100	0	N/A
97458	Myrtle Point	48	13	3	3	N/A	2	142,500	25	36	9	N/A	11	173,400	186,000	5.8%	1	85,000	1	37,000	0	N/A
97459	North Bend	122	43	16	16	N/A	12	242,900	130	92	39	N/A	28	250,900	191,000	16.0%	2	430,000	4	159,400	3	293,000
97466	Powers	8	1	0	0	N/A	1	105,000	132	5	1	N/A	1	105,000	105,000	54.5%	0	N/A	0	N/A	0	N/A



Curry County



RESIDENTIAL REVIEW: Curry County, Oregon

March 2007 Reporting Period

Residential Market Highlights

Curry County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	March	72	29	24	297,100	253,800	142
	Year-to-Date	207	72	59	293,800	247,500	173
2006	March	85	35	23	289,800	275,000	101
	Year-to-Date	213	69	57	299,800	276,000	102

March Residential Highlights

Closed sales increased 4.4% when comparing March 2007 to March 2006. However, accepted offers dropped 17.1% and new listings fell 15.3%.

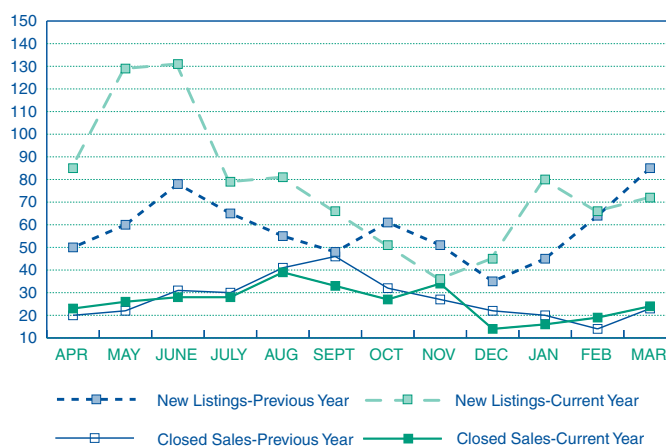
First Quarter/Year-to-Date Trends

Comparing January-March 2007 to January-March 2006, closed sales were up 3.5%. Further, pending sales increased 4.4%. However, the number of new listings fell 2.8%. See table above.

Appreciation

Comparing the 12 months ending with March 2007 to the 12 immediately prior, average sale price fell 7.8% (\$308,400 v. \$334,400). Using the same formula we can see that the median sale price also decreased 10.3% (\$271,000 v. \$302,200).

NEW LISTINGS/CLOSED SALES - Curry Co., OR



This graph shows the new residential listings and closed sales in Curry County, Oregon

AREA REPORT • 3/2007 • Curry County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired Listings	Pending Sales	Pending Sales 2007 v. 2006 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2007 v. 2006 ²	Closed Sales	Average Sale Price	Median Sale Price	Appreciation ³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
270	City, Airport, Marina Hts., NB Chetco	166	35	9	14	16.7%	7	230,400	137	84	28	-20.0%	22	333,400	282,500	2.5%	0	N/A	5	370,200	0	N/A
271	Harbor, Winchuck, SB Chetco	85	6	3	6	-33.3%	7	387,600	115	37	17	13.3%	13	255,800	190,000	-29.2%	0	N/A	2	208,800	0	N/A
272	Carpenterville, Cape Ferrello, Whaleshead	29	6	0	3	0.0%	3	308,100	125	17	7	40.0%	6	234,900	212,500	-8.5%	0	N/A	1	75,000	0	N/A
273	Gold Beach	114	16	5	2	-81.8%	3	347,600	216	43	11	-15.4%	12	265,100	277,800	-23.5%	0	N/A	1	105,000	0	N/A
274	Port Orford, Langlois	57	9	5	4	N/A	4	209,100	153	26	9	800.0%	6	347,000	321,500	23.8%	2	179,300	3	394,700	0	N/A



Mid-Columbia



RESIDENTIAL REVIEW: Mid-Columbia

March 2007 Reporting Period

Residential Market Highlights

Mid-Columbia		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	March	148	82	84	258,000	190,000	99
	Year-to-Date	395	216	175	250,000	210,000	111
2006	March	148	101	69	227,100	187,000	84
	Year-to-Date	352	227	175	257,900	191,500	86

As promised, we now have enough historical statistical data from the Mid-Columbia region to include appreciation and percentage changes for all categories. We would also like to note that due to the vast difference between the counties in the Mid-Columbia region, we have reformed the Area Report on page 15 to show summary information for each individual county.

March Residential Highlights

As you can see in the table above, closed sales increased 21.7% when comparing March 2007 to March 2006. However, pending sales dropped 18.8% and new listings saw zero growth. At March's rate of sales, the 572 active residential listings at month's end would last approximately 6.8 months.

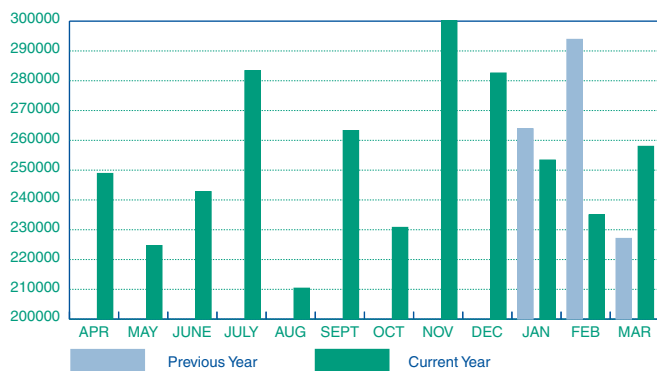
First Quarter/Year-to-Date

Comparing January-March 2007 to January-March 2006, closed sales stayed the same. New listings increased 12.2%. However, the number of pending sales dropped 4.9%.

Appreciation

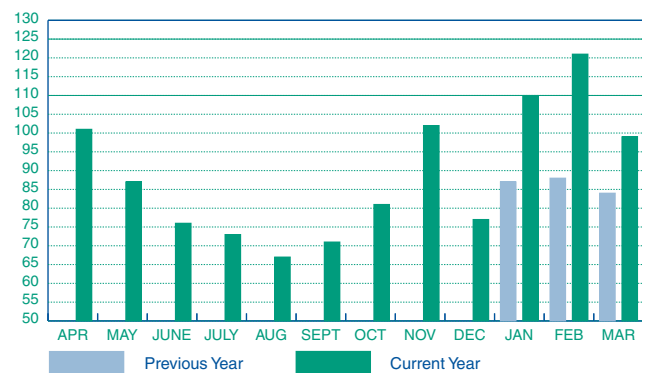
Comparing the 12 months ending with March 2007 to the 12 immediately prior, average sale price appreciated 14.4% (\$250,000 v. \$218,600) and median sale price increased 14.3% (\$205,800 v. \$180,100).

AVG. SALE PRICE - Mid-Columbia



This graph represents the average sale price for all homes sold in Mid-Columbia.

DOM - Mid-Columbia



This graph shows average days on market for Mid-Columbia properties from listing to accepted offer.

Market Action

AREA REPORT • 3/2007 • Mid-Columbia

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Appreciation ³	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2007 v. 2007 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2007 v. 2007 ²	Closed Sales	Average Sale Price	Median Sale Price			Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
100	White Salmon/Bingen	43	9	0	4	-42.9%	5	393,600	44	34	11	-42.1%	9	350,900	275,000	23.2%	0	N/A	1	235,000	0	N/A	
101	Snowden	9	1	0	3	200.0%	2	369,000	75	4	3	50.0%	3	579,300	385,000	65.4%	0	N/A	0	N/A	0	N/A	
102	Trout Lake/Glenwood	13	4	0	1	N/A	1	585,000	71	6	4	300.0%	2	416,500	416,500	36.1%	0	N/A	2	239,500	0	N/A	
103	Husum/BZ Corner	12	2	0	1	-66.7%	0	N/A	N/A	5	1	-66.7%	0	N/A	N/A	36.2%	0	N/A	2	160,000	0	N/A	
104	Lyle	10	4	0	2	-50.0%	2	844,500	39	8	5	25.0%	2	844,500	844,500	68.8%	0	N/A	1	89,900	0	N/A	
105	Dallesport/Murdock	14	4	1	5	150.0%	1	190,000	30	5	5	25.0%	2	127,500	127,500	25.8%	0	N/A	0	N/A	1	190,000	
106	Appleton/Timber Valley	0	0	0	0	N/A	0	N/A	N/A	0	1	-75.0%	1	165,000	165,000	19.2%	0	N/A	0	N/A	0	N/A	
107	Centerville/High Prairie	4	0	1	0	N/A	1	49,000	74	0	1	N/A	1	49,000	49,000	-47.9%	0	N/A	2	154,750	0	N/A	
108	Goldendale	49	9	7	6	-68.4%	12	140,100	148	27	20	-35.5%	15	133,400	106,000	5.4%	1	55,000	16	78,931	0	N/A	
109	Bickleton/East County	5	0	1	0	-100.0%	0	N/A	N/A	3	0	-100.0%	0	N/A	N/A	-35.4%	0	N/A	0	N/A	0	N/A	
110	Klickitat	4	4	0	1	0.0%	1	120,000	10	5	2	100.0%	1	120,000	120,000	48.8%	0	N/A	0	N/A	0	N/A	
	Klickitat County Total	163	37	10	23	-39.5%	25	280,800	96	97	53	-24.3%	36	278,000	179,500	15.7%	1	55,000	24	112,300	1	190,000	

111 Skamania	10	2	0	1	0.0%	0	N/A	N/A	7	1	0.0%	0	N/A	N/A	10.9%	0	N/A	1	310,000	0	N/A
112 North Bonneville	19	3	0	1	N/A	1	289,000	12	18	3	-25.0%	1	289,000	289,000	29.8%	0	N/A	0	N/A	0	N/A
113 Stevenson	17	3	0	1	-50.0%	1	315,600	62	8	2	-60.0%	5	331,900	315,600	62.4%	0	N/A	1	235,000	0	N/A
114 Carson	16	4	2	2	100.0%	2	195,800	124	11	7	133.3%	5	219,300	238,000	13.1%	0	N/A	5	152,000	0	N/A
115 Home Valley	4	0	0	0	N/A	0	N/A	N/A	1	0	N/A	0	N/A	N/A	56.6%	0	N/A	0	N/A	0	N/A
116 Cook, Underwood, Mill A. Willard	11	3	0	1	-50.0%	0	N/A	N/A	4	2	-33.3%	2	414,000	414,000	10.3%	0	N/A	0	N/A	0	N/A
117 Unincorporated North	17	10	6	1	N/A	1	152,000	102	11	2	100.0%	1	152,000	152,000	27.7%	0	N/A	3	92,300	0	N/A
Skamania County Total	94	25	8	7	16.7%	5	229,600	85	60	17	0.0%	14	287,500	260,300	42.3%	0	N/A	10	158,200	0	N/A

351 The Dalles	123	40	7	24	-14.3%	18	216,100	88	97	61	-7.6%	48	190,900	173,500	16.5%	0	N/A	2	106,900	3	213,000
352 Dufur	2	1	0	2	N/A	1	149,900	14	3	5	400.0%	3	126,600	129,900	4.7%	0	N/A	0	N/A	0	N/A
353 Tygh Valley	3	1	0	0	N/A	2	150,000	337	2	2	100.0%	2	150,000	150,000	-8.3%	0	N/A	0	N/A	0	N/A
354 Wamic/Pine Hollow	11	5	0	4	33.3%	2	100,000	299	11	10	150.0%	7	158,900	132,500	11.0%	0	N/A	0	N/A	0	N/A
355 Maupin/Pine Grove	10	2	0	0	N/A	1	140,000	4	9	2	N/A	4	174,000	169,200	9.8%	0	N/A	2	157,500	0	N/A
356 Rowena	0	0	0	1	N/A	0	N/A	0	0	1	N/A	0	N/A	N/A	-100.0%	0	N/A	0	N/A	0	N/A
357 Mosier	11	3	4	3	50.0%	3	25,700	109	7	6	100.0%	4	69,300	28,500	-11.8%	0	N/A	2	245,000	0	N/A
Wasco County Total	160	52	11	34	3.0%	27	176,200	119	129	87	16.0%	68	175,400	158,300	10.5%	0	N/A	6	169,800	3	213,000

361 Cascade Locks	35	6	0	3	N/A	1	263,000	239	24	4	0.0%	3	193,600	254,900	29.0%	0	N/A	1	63,000	0	N/A
362 Hood River City	58	16	7	9	-40.0%	15	267,500	66	41	31	-13.9%	32	290,700	296,000	2.5%	0	N/A	4	434,500	1	342,500
363 Hood River-Westside	27	6	1	3	-40.0%	4	363,200	114	19	13	62.5%	10	367,900	371,000	15.2%	0	N/A	3	285,100	0	N/A
364 Hood River-Eastside	6	2	0	0	N/A	0	N/A	N/A	2	0	-100.0%	0	N/A	N/A	16.7%	1	575,000	0	N/A	0	N/A
365 Odell	13	3	0	1	N/A	1	215,000	197	10	3	-25.0%	3	286,000	215,000	40.5%	1	625,000	0	N/A	0	N/A
366 Parkdale/Mt. Hood	12	1	0	1	-75.0%	4	665,600	57	11	6	-40.0%	6	525,100	290,300	13.4%	1	615,000	2	676,000	0	N/A
Hood River Co. Total	151	34	8	17	-29.2%	25	344,200	85	107	57	-9.5%	54	325,400	299,500	7.8%	3	605,000	10	400,800	1	342,500

367 Sherman County	4	0	0	1	N/A	2	70,000	73	2	2	0.0%	3	73,300	80,000	-0.5%	0	N/A	0	N/A	0	N/A
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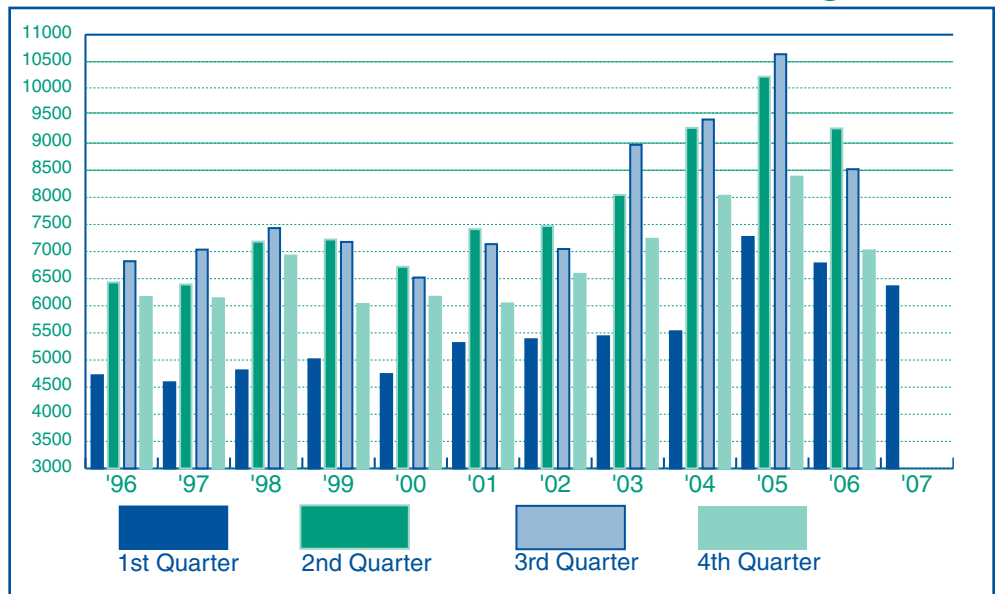
The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark and Cowlitz Counties in Washington.

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